

BK 0346 PG 0642

STATE MS. - DESOTO CO.  
FILED

JAN 28 8 43 AM '99

This Instrument Prepared by:  
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2171 Judicial Drive, Suite 215  
Germantown, TN 38138  
901-759-1793

BK 346 pg 642  
W.E. DAVIS CH. CLK.

JUANITA FERRELL BREWER )  
AND HUSBAND, )  
MARVIN C. BREWER )  
Grantors )

TO )

QUIT CLAIM DEED

A. DWIGHT FERRELL AND )  
WIFE, SHERRY FERRELL )  
Grantees )

KNOW ALL MEN BY THESE PRESENTS, that **Juanita Ferrell Brewer and husband, Marvin C. Brewer**, Grantors, for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto **A. Dwight Ferrell and wife, Sherry Ferrell**, Grantees, the following described real estate located in the County of DeSoto, State of Mississippi:

See Exhibit "A" attached hereto and made a part hereof.

In addition, Grantors hereby grant unto Grantees, their successors and assigns, an Easement onto and across that property described in Exhibit B attached hereto and made a part hereof. Said easement being unrestricted, including easements for utilities, sewer, and ingress and egress, including without limitation the right, but not the obligation, to construct a roadway to the specifications the Grantees deem appropriate.

The Grantors further agree to dedicate for public purposes, including without limitation, for a roadway, so much of the land described on Exhibit B as may be directed by Grantees.

Being part of the same property described at Book 339, Page 281, of the records of DeSoto County, Mississippi.

We do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

IN TESTIMONY WHEREOF, I have executed this instrument the 15<sup>th</sup> day of January, 1999.

Juanita Ferrell Brewer  
Juanita Ferrell Brewer

Marvin C. Brewer  
Marvin C. Brewer

STATE OF MISSISSIPPI  
COUNTY OF DESOTO: Shelby

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Juanita Ferrell Brewer and Marvin C. Brewer, who acknowledged that they signed and delivered the foregoing Quit Claim Deed on the day and year therein mentioned.

Given under my hand and official seal of office this 15<sup>th</sup> day of January, 1999.

Mary DeRoz  
Notary Public

My commission expires:

2-13-02

Juanita Ferrell Brewer and Marvin C. Brewer  
Box 431  
Senatobia, MS 38668  
Home: (601) 526-0296  
Work: (901) 324-3894

A. Dwight Ferrell and Sherry Ferrell  
3790 Goodman Road  
Olive Branch, MS 38654  
Home: (601) 895-3715  
Work: (901) 324-3894

## EXHIBIT "A"

## DESCRIPTION FOUR

Being 6.346 acres, part of Lot 2, Subdivision of the Campbell Tract, Northeast quarter of Section 27, Township 2 South, Range 8 West, Desoto County, Mississippi and being described as follows:

Commencing at an iron pin found at the southeast corner of the Northeast quarter, Section 27, Township 2 South, Range 8 West; thence North 00 degrees 09 minutes 14 seconds East, 2,723.09 feet to a point in the centerline of Nesbit Road; thence North 89 degrees 03 minutes 53 seconds West, 346.02 feet along the centerline of Nesbit Road to a point in the centerline of Nesbit Road; thence along said centerline of Nesbit Road, North 89 degrees 03 minutes 53 seconds West, 60.00 feet to a point in said centerline; thence continuing along said centerline, North 87 degrees 34 minutes 45 seconds West, 145.71 feet to the TRUE POINT OF BEGINNING; thence South 07 degrees 25 minutes 15 seconds West, 72.72 feet to a point of curvature; thence with a curve in a southward direction, to the right, having a radius of 125.00 feet, a distance of 13.42 feet, as measured along its arc, to a point of tangency; thence South 13 degrees 34 minutes 22 seconds West, 296.12 feet to a point of curvature; thence with a curve in a southward direction, to the left, having a radius of 220.00 feet, a distance of 52.12 feet, as measured along its arc, to a point of tangency; thence South 00 degrees 09 minutes 14 seconds West, 223.43 feet to a point; thence North 89 degrees 50 minutes 46 seconds West, 383.51 feet to a point; thence North 00 degrees 09 minutes 14 seconds East, 657.42 feet to a point, said point lying in the centerline of Nesbit Road; thence along said centerline, South 89 degrees 19 minutes 52 seconds East, 282.39 feet to a point in said centerline; thence continuing along said centerline, South 87 degrees 59 minutes 28 seconds East, 119.04 feet to a point in said centerline; thence continuing along said centerline, South 87 degrees 34 minutes 45 seconds East, 68.54 feet to the point of beginning and containing 276,432 square feet or 6.346 acres.

## EXHIBIT "B"

## DESCRIPTION FIVE

Being a 50.00 foot wide access road, part of Lot 2, Subdivision of the Campbell Tract, Northeast quarter of Section 27, Township 2 South, Range 8 West, Desoto County, Mississippi and being described as follows:

Commencing at an iron pin found at the southeast corner of the Northeast quarter, Section 27, Township 2 South, Range 8 West; thence North 00 degrees 09 minutes 14 seconds East, 2,723.09 feet to a point in the centerline of Nesbit Road; thence North 89 degrees 03 minutes 53 seconds West, 346.02 feet along the centerline of Nesbit Road to a point in said centerline, said point being the northwest corner of Lot 1, Subdivision of the Campbell Tract, Northeast quarter of Section 27, Township 2 South, Range 8 West, Desoto County, Mississippi; thence along the centerline of Nesbit Road, North 89 degrees 03 minutes 53 seconds West, 60.00 feet to a point in said centerline; thence continuing along said centerline, North 87 degrees 34 minutes 45 seconds West, 95.52 feet to a point in said centerline, said point being the TRUE POINT OF BEGINNING; thence leaving said centerline, South 07 degrees 25 minutes 15 seconds West, 77.09 feet to a point of curvature; thence along a curve in a southward direction, to the right, having a radius of 175.00 feet, a distance of 18.79 feet, as measured along its arc, to a point of tangency; thence South 13 degrees 34 minutes 22 seconds West, 296.12 feet to a point of curvature; thence with a curve in a southward direction, to the left, having a radius of 170.00 feet, a distance of 40.27 feet, as measured along its arc, to a point of tangency; thence South 00 degrees 09 minutes 14 seconds West, 223.43 feet to a point; thence North 89 degrees 50 minutes 46 seconds West, 50.00 feet to a point; thence North 00 degrees 09 minutes 14 seconds East, 223.43 feet to a point of curvature; thence with a curve in a northward direction, to the right, having a radius of 220.00 feet, a distance of 52.12 feet, as measured along its arc, to a point of tangency; thence North 13 degrees 34 minutes 22 seconds East, 296.12 feet to a point of curvature; thence with a curve, in a northward direction, to the left, having a radius of 125.00 feet, a distance of 13.42 feet, as measured along its arc to a point of tangency; thence North 07 degrees 25 minutes 15 seconds East, 72.72 to a point, said point lying in the centerline of Nesbit Road; thence along the centerline of Nesbit Road, South 87 degrees 34 minutes 45 seconds East, 50.19 feet to the point of beginning and containing 32,844 square feet or 0.754 acres.